

Application Number: 2013-139 **Application Date:** 06/10/2013
CBL: 020 E021001 **Application Type:** Administrative Authorization
Project Name: 3rd Floor Addition; Rebuild Porch
Address: 61- INDIA ST
Project Description: Building addition to the 3rd floor as well as rebuilding the porch
 RECEIVED
 JUN 10 2013
 Dept. of Building Inspections
 City of Portland Maine

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

6/10/13
 Marge - I know Joe has also applied for a building permit. He gave me an extra set of plans and I thought they might be useful to you re the use + addition setback issues - pl. let me know if any issues

Thanks Jean
 (Its in w + e plan)



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 61 INDIA ST - ADDITION
 PROJECT ADDRESS: 61 INDIA STREET CHART/BLOCK/LOT: 020 E 021 001
 APPLICATION FEE: 50⁰⁰ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Addition to 3rd floor ; rebuild porch

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Joe Reynolds
 Address: 198 Tuttle Rd.
Cumberland, ME 04021
 Work #: _____
 Cell #: (207) 838-7296
 Fax #: _____
 Home #: 829-8093
 E-mail: JosephWReynolds@johno.com

CONSULTANT/AGENT

Name: SAME
 Address: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

Criteria for an Administrative Authorization:
 (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment
 Y(yes), N(no), N/A

- | | |
|---|------------|
| a) Is the proposal within existing structures? | <u>Y</u> |
| b) Are there any new buildings, additions, or demolitions? | <u>Y</u> |
| c) Is the footprint increase less than 500 sq. ft.? | <u>Y</u> |
| d) Are there any new curb cuts, driveways or parking areas? | <u>N</u> |
| e) Are the curbs and sidewalks in sound condition? | <u>Y</u> |
| f) Do the curbs and sidewalks comply with ADA? | <u>Y</u> |
| g) Is there any additional parking? | <u>N</u> |
| h) Is there an increase in traffic? | <u>N</u> |
| i) Are there any known stormwater problems? | <u>N</u> |
| j) Does sufficient property screening exist? | <u>Y</u> |
| k) Are there adequate utilities? | <u>Y</u> |
| l) Are there any zoning violations? | <u>N</u> |
| m) Is an emergency generator located to minimize noise? | <u>N/A</u> |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>N/A</u> |

Signature of Applicant:

Joseph W Reynolds

Date:

6/7/13

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0837	Date Applied For: 07/09/2008	CBL: 020 E021001
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Location of Construction: 61 INDIA ST	Owner Name: PEARL PROPERTIES LLC	Owner Address: 198 TUTTLE RD	Phone: 207-838-7296
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Mixed Use Commercial - Demolition/Removal of top of failing brick wall retaining the original footprint.	Proposed Project Description: Demolition/Removal of top of failing brick wall retaining the original footprint.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/16/2005
Note: Demolition work started on 4/1/08.			Ok to Issue: <input type="checkbox"/>
<p>1) This property shall remain as retail and office space on first floor and two dwelling units on the second and third floors with the issuance of this permit and subsequent issuance of certificate of occupancy. Any change of use shall require a separate permit application for review and approval.</p> <p>2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 07/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.</p> <p>2) Demolition permit only. No other construction activities allowed.</p>			



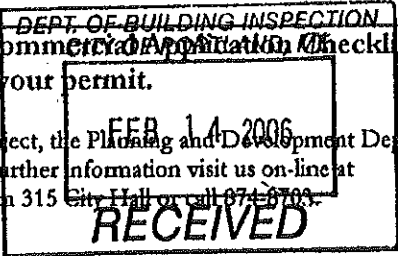
General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure		Square Footage of Lot +/- 8,000 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# 20	Block# E	Lot# 21	Owner: JOSEPH REYNOLDS
Lessee/Buyer's Name (If Applicable)			Telephone: 838-7296
Applicant name, address & telephone: 198 TUTTLE ROAD CUMBERLAND, ME 04021		Cost Of Work: \$ 4,000.00	Fee: \$ 57
		C of O Fee: \$ 75	132.00
Project description: Change of Use: 3rd floor living space to 2nd residential unit; add bathroom and kitchen; build 2"x4" x 8' wall to form entry hall and close in window (brck) to create closet.			
Contractor's name, address & telephone: OWNER			
Who should we contact when the permit is ready: JOE REYNOLDS			
Mailing address: Phone: 838-7296			

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Joe Reynolds</i>	Date: 2 10 06
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

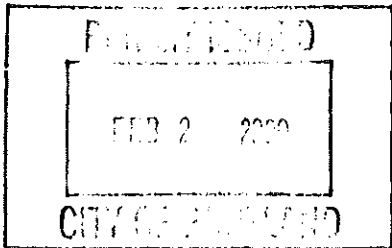
Permit No: 08-1124	Issue Date:	CBL: 020 E021001
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Location of Construction: 61 INDIA ST	Owner Name: PEARL PROPERTIES LLC	Owner Address: 198 TUTTLE RD	Phone:
Business Name:	Contractor Name: Joe Reynolds	Contractor Address: 198 Tuttle Road Cumberland	Phone 2078387296
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-2b

Past Use: Commercial - retail, office, and two apts in the existing building	Proposed Use: Commercial - addition of a 4-story building on an existing footprint - 1st floor retail - 2nd floor offices - third & fourth floor only 1 apartment	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: addition of a 4 story building on an existing footprint.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>M/B/F</i> Type: <i>SA</i> <i>IBC-2003 SHELL ONLY</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 2/26/09	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 09/05/2008	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not In District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>#2008-0116</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Administrative Authorization Decision

Application #: 2013-139

Name: 3rd Floor Addition; Rebuild Porch

Address: 6/INDIA ST

Description: Building addition to the 3rd floor as well as rebuilding the porch.

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u>		<u>Planning Division</u>
	<u>Yes, No, N/A</u>		<u>Use Only</u>
a) Is the proposal within existing structures?	Yes	Yes	
b) Are there any new buildings, additions, or demolitions?	Yes	Yes	
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	No	
e) Are the curbs and sidewalks in sound condition?	Yes	Yes	
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes	
g) Is there any additional parking?	No	No	
h) Is there an increase in traffic?	No	No	
i) Are there any known stormwater problems?	No	No	
j) Does sufficient property screening exist?	Yes	Yes	
k) Are there adequate utilities?	Yes	Yes	
l) Are there any zoning violations?	No	No	
m) Is an emergency generator located to minimize noise?	N/A	N/A	
n) Are there any noise, vibration, glare, fumes or other impacts?	N/A	N/A	

The Administrative Authorization for the 3rd Floor Addition; Rebuild Porch was approved by Marge Schmuckal, Zoning Officer on June 14, 2013 with the following condition of approval listed below:

- 1)
- 2) This property is located in a B-2b zone. The new 1story addition going on the 2nd floor meets the B-2b zone requirements. The maximum building height is being met. I am not sure I fully understand the use that will be within this new area. It appears to be part of the 2nd floor office area that is being extended upwad. The application calls it "studio" space. I am not sure what that is use wise. I have given a call to the applicant for further information.

The new (replacement) entry way on the first floor is meeting B-2b requirements.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal
Zoning Officer
Approval Date:

Administrative Authorization Decision

Application #: 2013-139

Name: 3rd Floor Addition; Rebuild Porch

Address: INDIA ST

Description: Building addition to the 3rd floor as well as rebuilding the porch.

<u>Criteria for an Administrative Authorization:</u> (See Section 14-523 (4) on page 2 of this application)	<u>Applicant's Assessment</u>		<u>Planning Division</u>
	<u>Yes, No, N/A</u>		<u>Use Only</u>
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The Administrative Authorization for the 3rd Floor Addition; Rebuild Porch was approved by Marge Schmuckal, Zoning Officer on June 17, 2013 with the following condition of approval listed below:

- 1)
- 2) This property is located in a B-2b zone. The new 1story addition going on the 2nd floor meets the B-2b zone requirements. The maximum building height is being met. I am not sure I fully understand the use that will be within this new area. It appears to be part of the 2nd floor office area that is being extended upwad. The application calls it "studio" space. I am not sure what that is use wise. I have given a call to the applicant for further information.

The new (replacement) entry way on the first floor is meeting B-2b requirements.

Marge Schmuckal
Zoning Administrator

- 3) I had a phone discussion with Joe Reynolds concerning the addition. It is an upward expansion of the current office space on the 2nd floor. The project is meeting all the B-2b requirements. It is noted that a separate building permit is already in circulation and will wait for the site plan sign off before issueing.

Marge Schmuckal
Zoning Officer
Approval Date: June 17, 2013